



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrcnet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, June 9, 2006

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, JUNE 7, 2006
7:00 P.M.

"The thing about democracy, beloveds, is that it is not neat, orderly, or quiet. It requires a certain relish for confusion."

~MOLLY IVINS~

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. MOTION TO ACCEPT AND FILE REPORT ON POSTING OF AGENDA
5. APPROVAL OF MINUTES: MAY 3, 2006
MAY 10, 2006 GENERAL PLAN WORKSHOP
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: ____ Browning ____ Busch ____ Drevno ____ Fauk ____ Gibson ____ Horwich ____ Chairperson Uchima

7. TIME EXTENSIONS

8. CONTINUED HEARINGS

- A. PCR06-00004, WAV06-00003: KAMAREN HENSON
Planning Commission consideration of a Planning Commission Review to allow the construction of a new unit and an open parking space in conjunction with a Waiver to allow less than the required side yard setback on property located in the Small Lot-Low Medium Overlay District in the R-2 Zone at 1804 Andreo Avenue. (Res. Nos. 06-059, 06-060)
- B. PRE06-00006, WAV06-00006: JOHN AND SHARI BUKOWSKI
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver to allow less than the side yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 5117 Carol Drive. (Res. Nos. 06-065, 06-066)
- C. PRE06-00008, PRE06-00009: JEFFREY A DAHL
Planning Commission consideration of two Precise Plans of Development in conjunction with the demolition of an existing single family residence and accessory structure located on a parcel of land consisting of two existing lots, and the development of a new two story single family residence on each lot on property located in the Hillside Overlay District in the R-1 Zone at 3874 Newton Street. (Res. Nos. 06-057, 06-058)

9. WAIVERS

10. FORMAL HEARINGS

- A. PRE06-00013: MILES PRITZKAT (EUGENE KWON)
Planning Commission consideration of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence located in the Hillside Overlay District in the R-1 Zone at 210 Via El Toro. (Res. No. 06-069)
- B. DIV06-00007: CITY OF TORRANCE
Planning Commission consideration of a Division of Lot to allow a lot line adjustment between Lots 14 & 27, Block 3, Tract 15397 as a result of the sale and quitclaim of a portion of City property adjacent to property located in the Hillside Overlay District in the R-1 Zone at 5104 Zakon Road. (Res. No. 06-070)

C. CUP06-00010, TTM66754: 23015 SAMUEL, LLC (TOMAS M. CUMMINGS, ART ASHAI)

Planning Commission consideration of a Conditional Use Permit to allow the construction of a 10-unit condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 23015 Samuel Street. (Res. Nos. 06-071, 06-072)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

15. LIST OF TENTATIVE PLANNING COMMISSION CASES

16. ORAL COMMUNICATIONS FROM THE PUBLIC

17. ADJOURNMENT